



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 12, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-54
1485 DALE WAY

DATE: DECEMBER 31, 2003

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

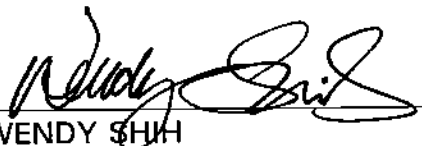
The applicant is requesting approval of a conditional use permit to allow auto detailing and storage within an existing building, in conjunction with a minor conditional use permit for outdoor storage of new vehicles.

APPLICANT

The applicant is Phillip Schwartz, representing the property owner, John McCray.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

The property is developed with a 74,955 sq. ft. industrial building which is currently unoccupied. On May 22, 2003, the Zoning Administrator approved Minor Conditional Use Permit ZA-03-40 for outdoor storage of new vehicles. It was a temporary use for Theodore Robins Ford until their lot at 2059 Harbor Boulevard is complete. A condition was included to terminate the outdoor storage when the building is occupied to avoid conflict of uses and parking on the property.

The applicant is requesting to utilize the building for storage and detailing new vehicles and outdoor storage of new vehicles for Connell Chevrolet/Nissan. A small portion of the building will be used for administrative offices.

DISCUSSION

Connell Chevrolet/Nissan dealership is located on a separate parcel along Harbor Boulevard. The subject site is proposed for detailing and storage of new vehicles only, with some administrative office use to support the dealership. All auto detailing would occur inside the building, which includes interior and exterior cleaning with soap, water and wax in preparation for display or delivery to the customers. No motor vehicle sales or service are proposed at this location.

The parking lot is enclosed by a combination of chain link and block wall fencing. The outdoor storage will not differ greatly in appearance from employees parking in the parking lot. A condition has been included to limit the storage to new motor vehicles only. On-site loading and unloading, as well as on-site parking of transport trucks, will also be required to avoid conflicts with vehicular traffic on surrounding streets.

Parking problems are not anticipated since no customers will come to the site and the applicant has stated that no more than 6 employees will work in the building at any one time. There are 12 parking spaces directly in front of the office area off of Dale Way, which is more than adequate to support employee parking.

Significant noise problems are not anticipated as a result of this use because there are no noise sensitive uses (i.e., residential properties) in the vicinity. The recommended conditions of approval will ensure that the operation will not be disruptive to the adjacent commercial and industrial-zoned properties.

The use is subject to the National Pollution Discharge Elimination System (NPDES) requirements to prevent wastewater from the car wash operation from entering the street or storm drain system and preventing rainwater from entering the sewer system. These and other code requirements have been forwarded to the applicant.

ALTERNATIVES

If the conditional/minor use permits were denied, it would prevent auto detailing and indoor storage of vehicles on the property. The applicant could not submit substantially the same type of application for six months. Outdoor vehicle storage could still be done under ZA-03-40.

CONCLUSION

It is staff's opinion that the proposed use, with the recommended conditions of approval, will not adversely affect adjacent commercially and industrially zoned properties. Therefore, staff recommends approval of the request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" – Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Location Map
 Plans/Photos

File Name: 011204PA0354

Date: 12/29/03

Time: 4:30 p.m.

c: Deputy City Manager - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

John McCray
3199 A Airport Loop
Costa Mesa, CA 92626

Phillip Schwartze
31682 El Camino Real
San Juan Capistrano, CA 92675

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-03-54**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Phillip Schwartz, representing the property owner, John McCray, owner of real property located at 1485 Dale Way, requesting approval of a conditional use permit for auto storage and detailing inside the building and minor conditional use permit for outdoor vehicle storage; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-03-54 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-03-54 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 12th day of January, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 12, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use, as conditioned, is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, no significant noise problems are anticipated since there are no noise sensitive uses in the vicinity. The recommended conditions of approval will ensure that the operation will not be disruptive to adjacent uses or properties. The outdoor storage will not differ greatly in appearance from employees parking in the parking lot and will only consist of new vehicles. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. The proposed use is consistent with the General Plan.
 - c. The planning application is for a project-specific case and does not establish a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3. The use shall be conducted, at all times, in a manner to allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever operational measures are necessary to comply with this requirement.
4. The motor vehicles shall be stored in the parking lot on the east side of the building, inside the fenced area.
5. Storage is limited to new motor vehicles only.
6. Motor vehicle sales and service are prohibited at this location.
7. All loading and unloading of motor vehicles and parking of transport trucks shall occur only on the subject property.
8. Vehicle storage and employee parking shall be limited to designated on-site areas only, and shall not include public streets or adjacent properties.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #:
Address:

Environmental Determination:

1. Fully describe your request:

Utilize the vacant building to detail new cars in conjunction with the previously approved Minor use permit that provided for outdoor, new car storage. This work would all be done for the dealership that is very close in location. Existing offices inside the building would continue to be offices for the dealership. Detailing would include cleaning of the interior and exterior with soap, water and wax in preparation to display or delivery to the customer. The activity would operate with normal business hours.

2. Justification

- A. For a Conditional Use Permit or Minor Conditional Use Permit:** Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

The City previously approved a CUP for outdoor storage of new automobiles for the parking lot of this old vacant industrial building. All auto detailing activity would be inside the building and not affect adjoining commercial and industrial properties.

- B. For a Variance or Administrative Adjustment:** Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.
☐ Subject to future street widening.

☐ In the Redevelopment Area.
☐ In a Specific Plan Area.

- 4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:**

☒ Is not included in the publication indicated above.
☐ Is included in the publication indicated above.

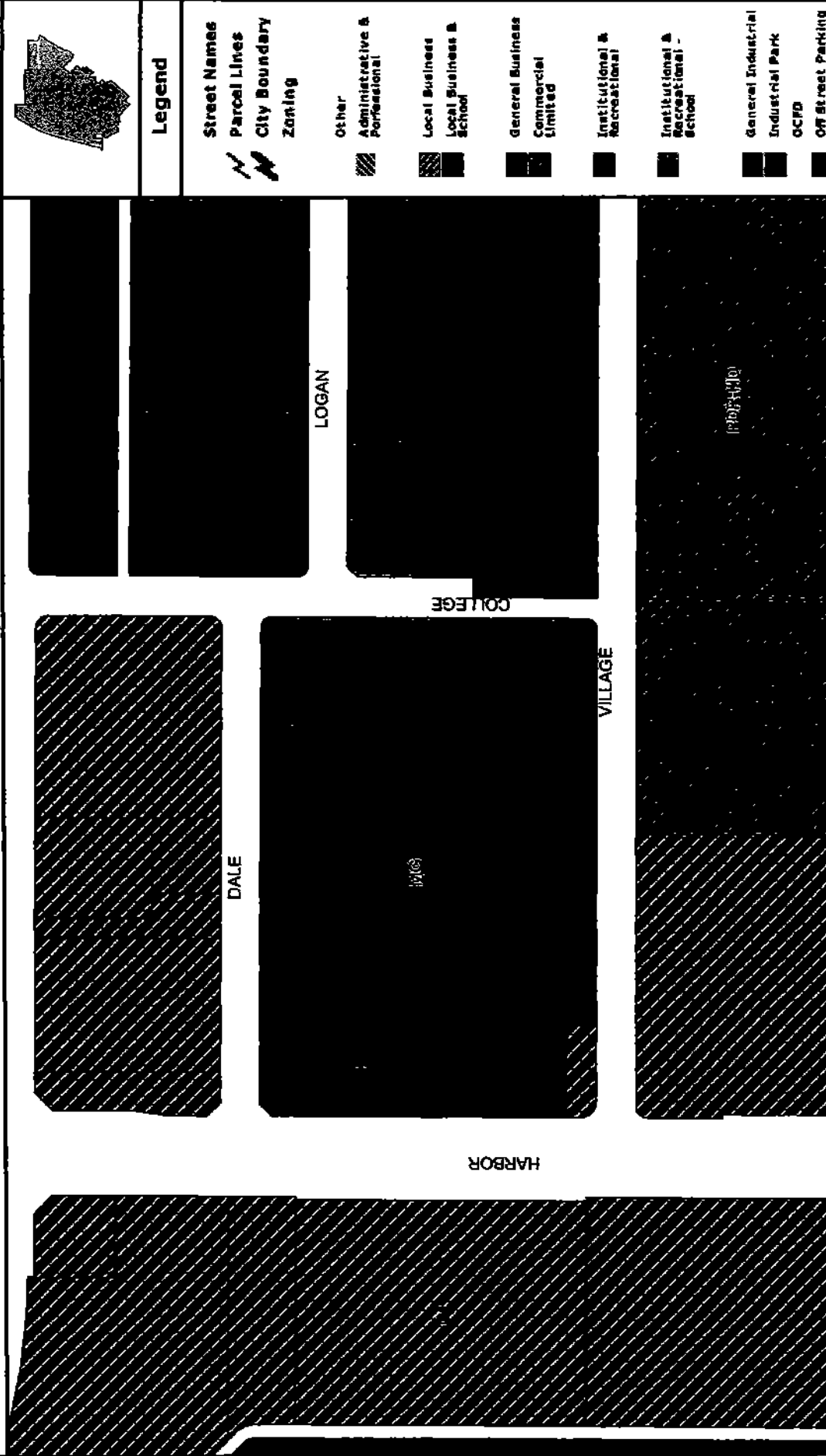
Signature

March '96

Date

ZONING/LOCATION MAP

1485 Dale Way



Printed: 12/30/2003 8:10:20 AM

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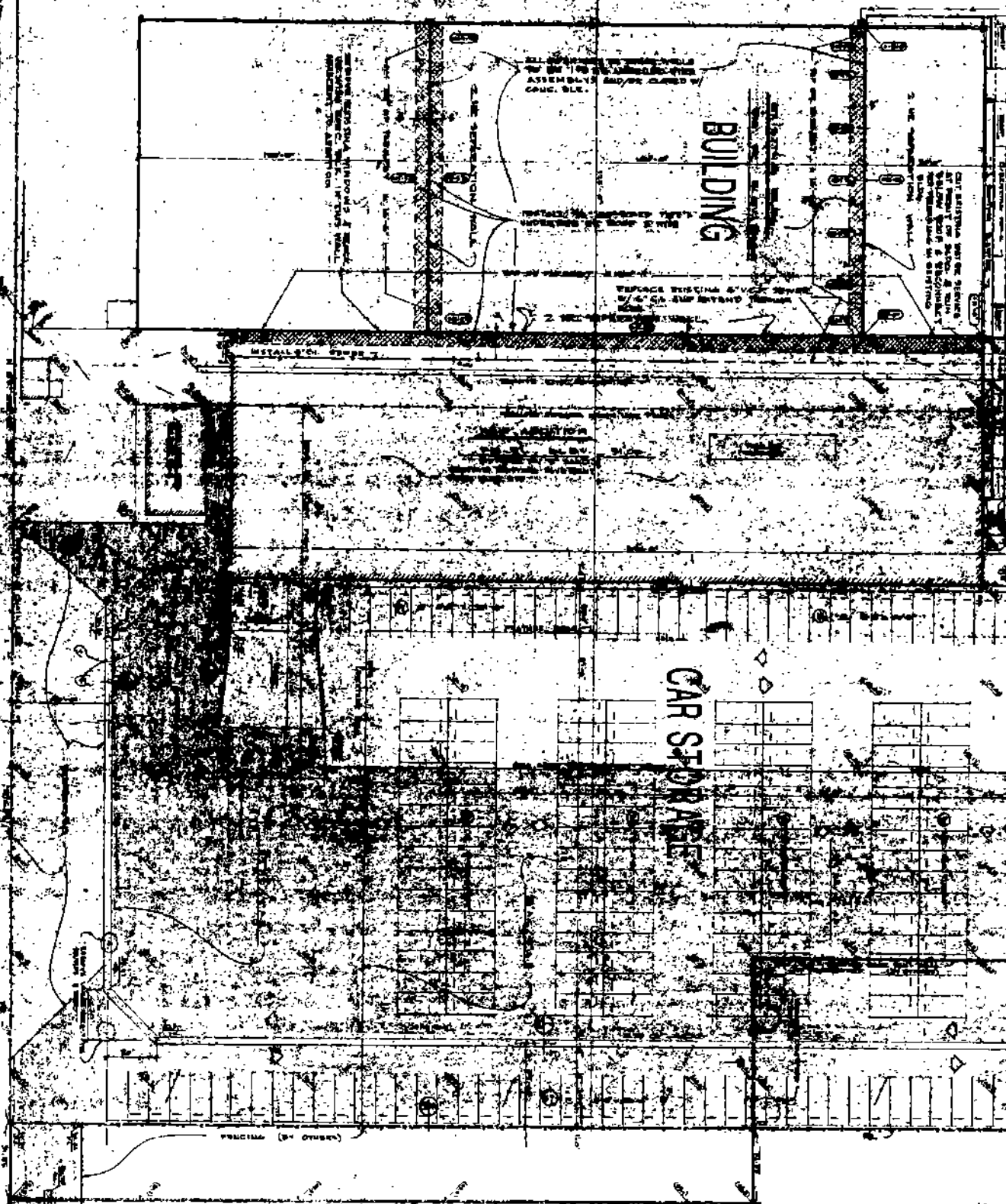
WARNING: This map does not meet national map accuracy standards and cannot be used for engineering purposes

BUILDING DATA
AREA

GENERAL
WIRE ZONE
CONSTRUCTION
OCCUPANCY
PARKING

ADDITION TO BE BUILT
GENERAL NC
1. ALL WORKMANSHIP
2. PROVIDE PLUMBING
3. PROVIDE CEILING
4. ALL BRIT PRODS
5. MAY BE ANY 2ND
LATTERS 3' BY 12'

READING
1. REMOVE EXISTING
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VILLAGE WAY

LOADING PLAN



SAN DIM 44

WATER

Car Detail

20'-0"

Car Detail

Outdoor auto storage

40'-0"

Car Detail

20'-0"

50'-0"

50'-0"

60'-0"

